

Llachdolt Farm

Glasbury-on-Wye, Hereford, HR3 5NB



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Llachdolt Farm
Glasbury-on-Wye
Hereford
HR3 5NB

**FOR SALE IN FOUR LOTS
OR AS A WHOLE
BY PRIVATE TREATY**

Offers in Excess of:

Lot 1 - £900,000

Lot 2 - £175,000

Lot 3 - £630,000

Lot 4 - £133,000



Llachdolt Farm, Glasbury-on-Wye, Hereford, HR3 5NB

Hay-on-Wye 7 miles, Brecon 12 miles, Builth Wells 12 miles, Hereford 27 miles, Abergavenny 25 miles

A Truly fantastic opportunity to acquire this Magnificent Traditional Farm

6 Bedroom Farmhouse | Superb Range of Traditional & Modern Buildings | 155.38 Acres

For sale in Four Lots or as a Whole by Private Treaty

LOT 1 - Farmhouse & Buildings with 18.24 Acres of Pasture

LOT 2 - 24.86 Acres of Pastureland. LOT 3 - 90.13 Acres of Pastureland

LOT 4 - 22.15 Acres Known as Gwernhwyaid Lands



INTRODUCTION & SITUATION

The sale of Llachdolt Farm represents a fabulous opportunity to acquire one of the most desirable traditional farms in the area. Llachdolt farmhouse has to be one of the most iconic farmhouses built of its time. It was originally built by the Maesllwch Estate in the early-mid 19th Century and today it still retains almost all of its original features. It has been exceptionally well preserved and is a fine and substantial example of a period estate farmhouse. The same can be said for the extraordinary range of traditional stone buildings that surround the farmhouse and provide the open courtyard area. The land surrounds the farmstead on all aspects and extends to approximately 133.23 acres with an additional 22.15 acres situated only a short distance away.

Llachdolt farm is situated in the parish of Glasbury, this is a popular village only a short drive away and has the benefit of a good array of services to include two pubs & restaurants, village shop & post office and fuel station. The larger market town of Hay-on-Wye which is world famous for its second-hand book shops and the Hay Literary Festival has all of the main services one would expect to include supermarket, farmers cooperative, builders merchants, large range of shops, post office and primary school. Secondary education is also available in the nearby Gwernyfed High School. Private education facilities are also available in the larger centres of Brecon and Hereford.



LOT 1 –Llachdolt Farmhouse, Traditional Buildings & 18.24 Acres

Lot 1 represents a very unique opportunity to acquire this incredibly special rural residence including the fabulous range of traditional buildings, a modern steel building and approximately 18.24 acres of land that surrounds the farmstead on all sides. The farmhouse is a 6 bedroom Grade II listed property originally constructed in the early-mid 19th Century. The front porch leads through into an impressive central hallway that offers access into a separate dining room and living room. An inner hallway then provides access into a large kitchen area, utility room, the salting room and dairy. Walking into Llachdolt farmhouse is like travelling through a time warp whereby incredibly the property is largely untouched for the last 50 years. The residence has impressive tall ceilings and a particular feature is the impressive central two-way staircase that leads to the first floor. A long landing space provides access into 6 spacious bedrooms and additional storage rooms. The residence had been exceptionally well maintained with a new roof replacement only a few years ago. Llachdolt farmhouse is a fine but substantial structure that must be one of the only untouched farmhouses that we have seen on the market for a long time.



LLACHDOLT FARMHOUSE (LOT 1)

An incredible property representing a blank canvass for a fortunate buyer to update and transform into a fantastic family home. A host of original features contained throughout to include original fireplaces, flagstone flooring, salting stones, high ceilings and the magnificent long staircase window.

Briefly the accommodation comprises the following:
Central Hallway 1.19m x 5.44m exposed oak paneling

Dining Room 5.45m x 4.80m with central fireplace

Living Room 5.44m x 3.92m with central fireplace

Kitchen/diner 5.47m x 5.51m

Utility Room 3.64m x 5.56m

Dairy 3.62m x 3.92m

Salting Room 2.78m x 2.29m with original stones

Two way staircase leading to first floor:

Bedroom 1 5.49m x 5.41m with central fireplace

Bedroom 2 5.45m x 2.82m

Bedroom 3 5.48m x 3.02m

Bedroom 4 5.48m x 3.93m with central fireplace

Bedroom 5 3.57m x 3.93m

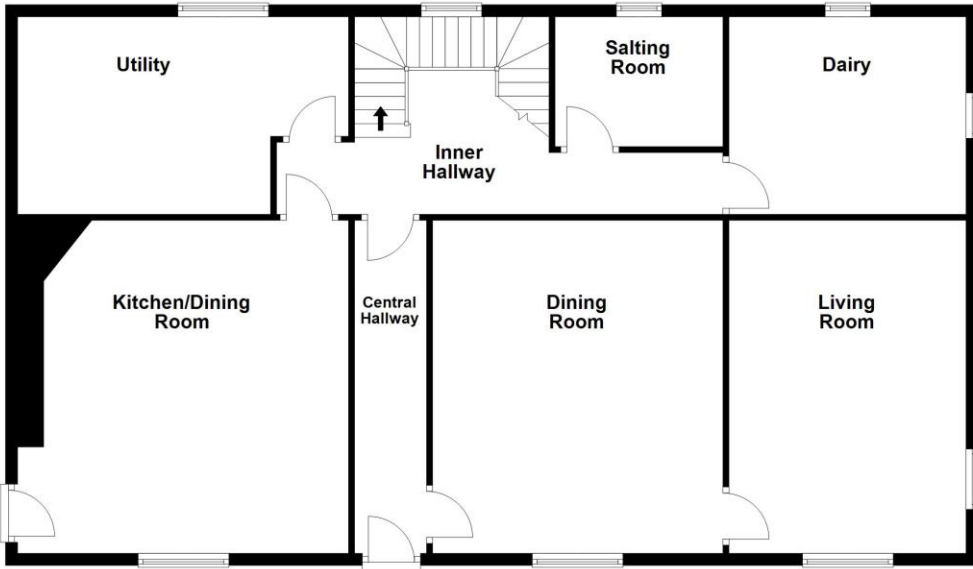
Bedroom 6 2.24m x 2.76m

Shower Room 2.78m x 3.57m

Storage Room 2.83m x 3.57m



Ground Floor



First Floor



THE LAND & BUILDINGS – 18.24 Acres (LOT 1)

Llachdolt comprises a very impressive range of traditional stone buildings notably to include the Old Cart House & Stables and the large Hay Barn. These buildings have been immaculately preserved over the years and are noted to be one of the best examples of this characteristic local design. The quality in craftsmanship is clear to see especially in the large Hay Barn where the roof timbers are on clear display. These buildings are a fine group of former estate buildings that aptly complement the main residence and offer significant development potential. The farm buildings are Grade II listed as part of an overall group listing. In addition to these traditional buildings is a very useful modern portal framed building that is appropriately situated behind the main farmstead.

Briefly the buildings comprise the following:

Cart House 6.515m x 8.59m with stairs leading to first floor granary

Stables 4.85m x 9.18m with above granary

Large Hay Barn 6.35m x 24.45m

Old Cow Shed 5.46m x 9.16m

Bull Pen 2.44m x 4.14m

Timber Pole Barn 6.07m x 12.49m

Modern Portal Frame Building 17.89m x 12.31m with concrete flooring



The 18.24 acres of pasture land surrounds the farmstead on all sides and is contained within one ring fence except for the council maintained single track road that proceeds alongside the property. The land is split into usefully sized enclosures and also includes an area of pretty woodland glade and a small pond area. The boundaries are well defined and the land appears to be in good heart, with all of the enclosures capable of producing a fodder crop. This property would make an ideal equestrian facility or simply a fantastic country residence. The land has the benefit of a mains water supply and natural springs and tributaries that flow through the property.



LOT 2 – 24.86 Acres

This is an excellent block of 24.86 acres of pasture land comprised within one ring fence and having the benefit of good roadside access. The land is split into four conveniently sized enclosures, all of which are capable of producing either a fodder or arable crop. This parcel of land would make a welcome additional to Lot 1 should anyone require more land with the farmhouse. The boundaries appear to be in good order and are well defined.



LOT 3 – 90.13 Acres

Lot 3 represents an excellent commercial block of land extending to a considerable 90.13 acres. All of the land is currently laid down to pasture but would quite easily accommodate any arable or forage crop. The land is gently undulating throughout and is easily traversable with any agricultural vehicle. It has been well maintained and appears to be in good heart throughout. This block of land has good roadside access on two sides and also has the benefit of a mains water supply and other natural tributaries and springs that emerge through the property. There are no buildings on this parcel of land.







LOT 2 - 22.86ac

LOT 1 - 18.24ac

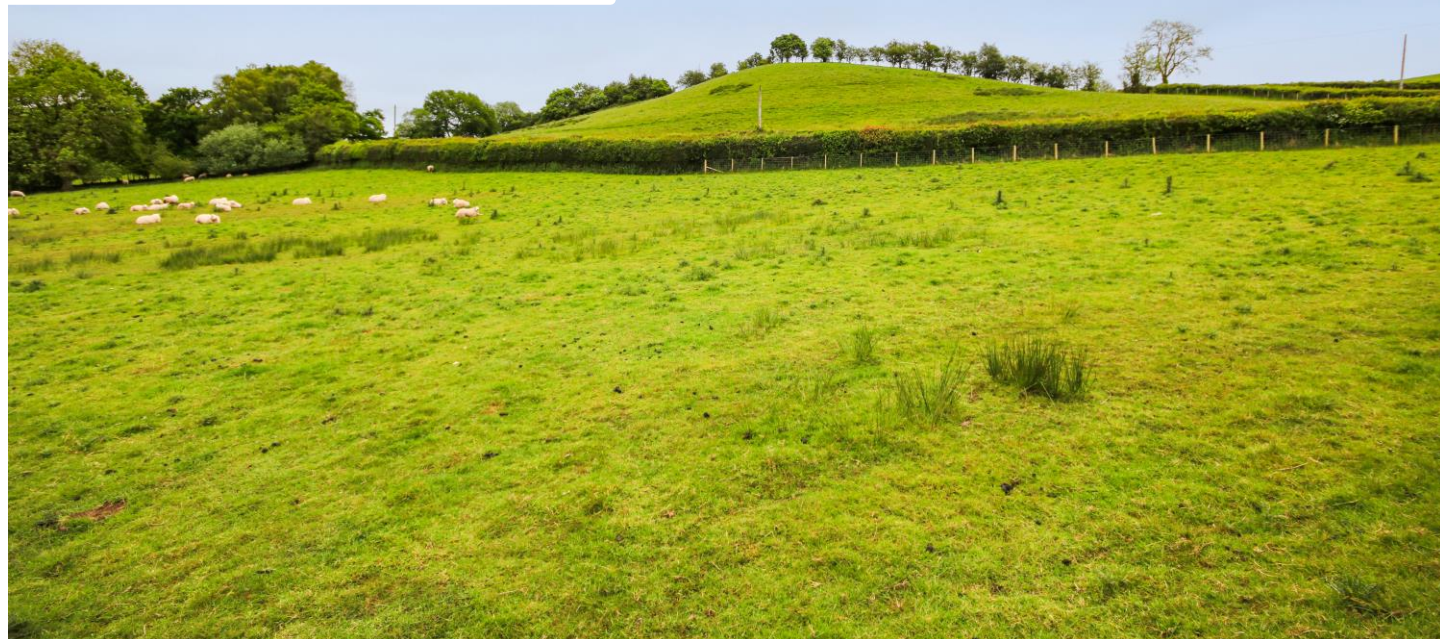
LOT 1 - 18.24ac

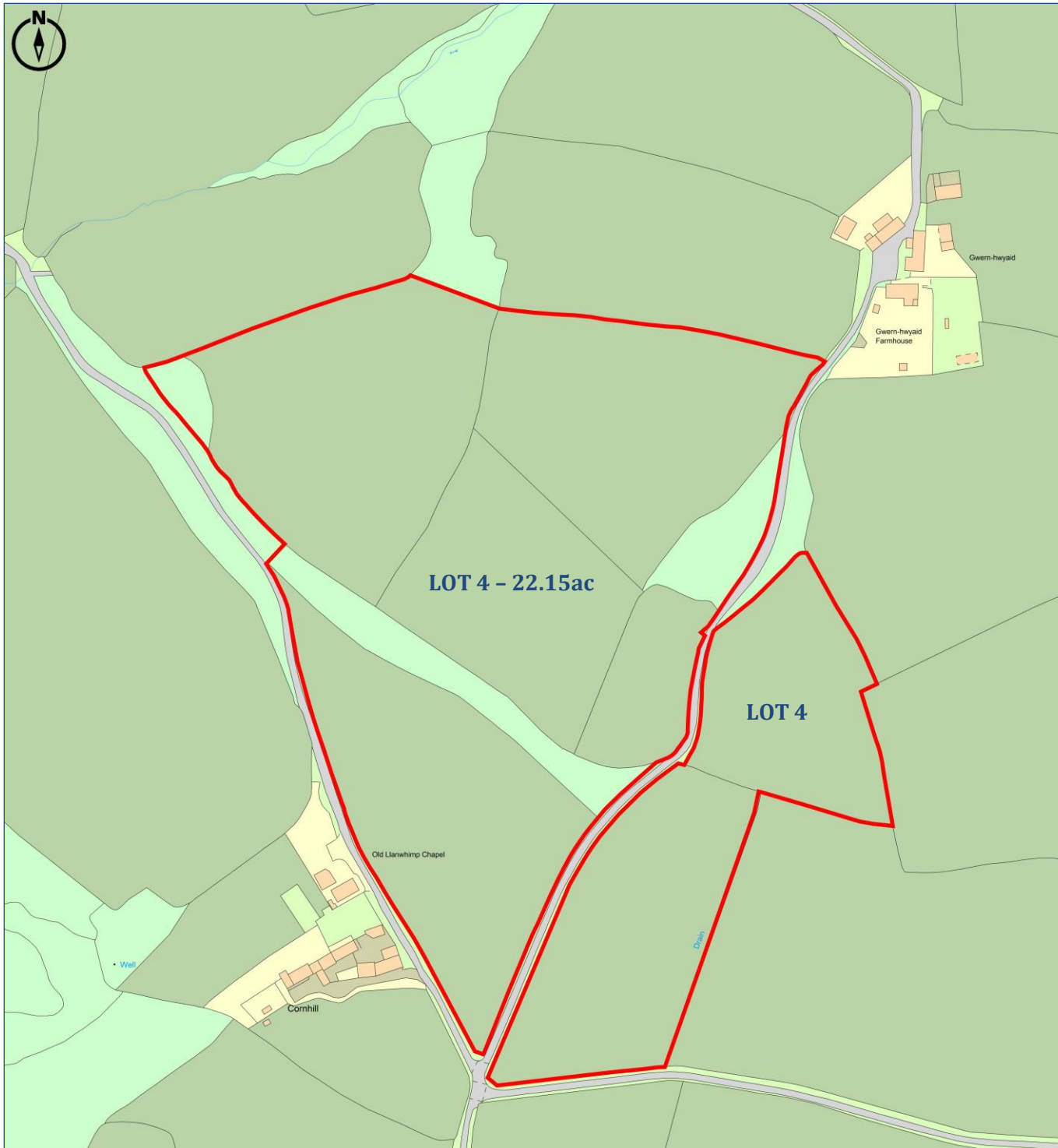
LOT 3 - 90.13ac

0m 100m 200m 300m

LOT 4 – 22.15 Acres Known as Gwernhwyaid Lands

This parcel of land represents a separate block of grazing land extending to approximately 22.15 acres or thereabouts. This land is situated a short walk from the main holding of Llachdolt and is separated into two parcels by a council maintained single track road, which provides excellent roadside access. It comprises a useful mix of grazing land and woodland that would make a good addition to the main farm of Llachdolt or as a separate block of commercial grazing or even as amenity land. We are informed that the property has the benefit of a mains water supply and natural springs that emerge through the land.





SERVICES

The property has the benefit of a mains electricity, water & telephone connection. Private drainage.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Powys County Council Tax Band "E"

TIMBER, WOODLAND, SPORTING AND MINERAL RIGHTS

We understand that all rights are included within the freehold sale.

BASIC FARM PAYMENT ENTITLEMENTS

The Basic Farm Payment Entitlements are not included but may be available by separate negotiation.

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Out of hours contact:

Matthew Nicholls 07811 521267 or

m.nicholls@sunderlands.co.uk

MONEY LAUNDERING

As a result of anti-money laundering legislation all persons offering for the property should include a copy of the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.

WAYLEAVES EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

BOUNDARIES ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

MISREPRESENTATIONS ACT

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

INCONSISTENCY

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

IMPORTANT NOTICE

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP has any authority to make

or give any representation or warranty whatsoever in relation to this property.

HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

HEALTH & SAFETY

This is a fully working farm, all viewers are reminded that they should take all necessary care when making an inspection of the property. Viewings are taken solely at the risk of those who view and neither the agents nor owners of the property take any responsibility for any injury however caused.

ASBESTOS

The vendors and their agents accept no liability for any asbestos on the property. It is in the nature of farm buildings in particular that asbestos is likely to be present on the farm.

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